



MR. T. J. RYAN - INDPLS.

St. Louis Park

Mr. H. L. Finch

March 14, 1972

PLANT PROPERTY

On March 2nd we received a visit from the staff members of the City of St. Louis Park with reference to our proposal to remove certain portions of the plant buildings and tanks while leaving others. The committee consisted of Mr. William Thybolt, City Planner, Mr. Richard Brooks, Supervisor of Zoning and Inspection, Mr. David Rudberg, City Engineer, Mr. Robert Locke, City Assessor, Mr. Harvey McPhee, City Sanitation.

We spent about an hour in my office going over the plant layout and explaining our intention to remove certain buildings in accordance with our proposal to the City. In general, we informed them that our intention was to dispose of material that could be used as fill on the plant site. And, any frame buildings, etc. that might cause a problem of disposal and detract from the value of the property would be removed.

The atmosphere was one of cooperation and my observation is that Mr. Churches did have a meeting with the staff and laid down the ground rules of cooperation, not belligerence.

No one brought up an unexpected problem, Mr. McPhee did ask how much material was remaining in the cistern and I explained eighteen inches to two feet would be my guess. Mr. McPhee also questioned the construction of the loading dock but that was the extent of his participation.

After the general discussion, the City Planner, the City Engineer and the City Inspector made a tour of the buildings that we intended to leave standing, those of concrete and brick construction. Again we explained our intention to gut the buildings of items such as pipes and pumps that might be difficult to dispose of on the plant site but otherwise leave the buildings in tact and not attempt to dig up any pipes that might be buried, etc. The City Inspector seemed somewhat concerned about the reinforced concrete structure of the refinery and some of our buildings, pointing out the difficulty of handling such material. But, I would consider this his major comment.

Tom, this letter was written on Friday, March 3rd but after a complete afternoon meeting of Monday, March 6th and then a trip to Glenwood on the 7th and Chicago on the 8th and 9th, this letter was not set up to be typed until today, March 13th as I blew Friday trying to get orientated and reorganized.

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On Monday, March 6th, Mr. Reiersgord and I were to meet after lunch and have a brief discussion about Bolander's proposal for removing the structures. After looking over Bolander's proposal and his quotation of \$115,000.00, attached copy, it was decided that we would have Mr. Longman from Bolander come over and we would discuss his proposal. The discussion was approached with the idea in mind of pursuing the demolition more in line with what the City had requested, since Bolander was so close to complying with their request.

As you recall, we had asked Bolander to give us a price to include the removal of tanks, etc. in line with our last offer to the City. We had also asked Bolander to give us a price on the demolition of the buildings that we had not included in our last proposal to the City thinking that should the City not take our proposal, we would have an alternative offer. Also, we recognize that if the City backed out completely from the purchase of the property, it would be necessary for us to leave the property in a safe manner which would include the removal of the brick buildings.

Mr. Longman explained that it would be much more economical to go in and take out everything without having to worry about picking and choosing. At any rate his price of \$115,000.00 was attractive enough so that we asked him to give us a complete picture, removing the trenches that the City seemed to worry about. Also, we asked for the removal of the Wheeler small buildings which are wooden structures that house their drills, saws, etc. of their framing area. We thought we would include Wheeler as it may be necessary for us to demolish the buildings to assure their removal by a certain date.

Mr. Longman visited the plant last week and looked over the trenched area and measured off the lineal footage that he would have to dig up in order to remove the pipes. They took a look at the Wheeler buildings and was to get back to us by last Friday.

In talking to Mr. Longman on Friday I found that he was called out of town, after having the opportunity of looking over the area again and would not be able to get together with us until Monday. The City of St. Louis Park also visited us last week and looked over the buildings again with Mr. McPhee and Mr. Brooks being the visitors. They in turn called Mr. Longman as they wanted his proposition on an additional removal. It seems that Mr. Brooks wanted Bolander to give him a price on the removal of all foundations and caps on piling. What he wanted was all concrete caps and footings to be removed but he did not care if the piling was left in the ground.

After going over the City's request with Mr. Longman, and referring

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to prints of the dock and the treating plant. I explained that we did not want to consider the City's request as a part of our proposal to the City and that he was to proceed and get me a revised quotation in line with our discussion of March 6th with Mr. Reiersgord. I was quoted then a price of \$118,000.00 for the removal, copy of said letter attached.

Yours very truly,

H. L. Finch

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Attachment

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